

DENTON COUNTY, TEXAS

PUBLIC NOTICE OF INTENT TO CONSIDER APPROVAL OF A TAX ABATEMENT AGREEMENT

Pursuant to Texas Tax Code Section 312.207(c) and 312.207(d), notice is hereby given that the Denton County Commissioners Court will consider approval of a tax abatement agreement at the following regular meeting:

**Denton County Commissioners Court
Commissioners Courtroom
1 Courthouse Drive, 3rd Floor, Denton, Texas 76208
Tuesday, February 24, 2026, beginning at 9:00 a.m.**

Tax Abatement Agreement Information as Required by Texas Tax Code Section 312.207:

1. Name of Property Owner and Name of Applicant for Tax Abatement:

The name of the property owner and applicant for the tax abatement is Stellar Energy Amiercas, Inc.

2. Name and Location of Reinvestment Zone:

The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is Tax Abatement Reinvestment Zone Number One Hundred Fifteen (“TARZ 115”), which will be considered for creation by the City Council prior to consideration of the tax abatement agreement. TARZ 115 will consist of 66 acres located at 15060 Blue Mound Rd., Fort Worth, Texas 76177, as depicted in the attached Exhibit A.

3. General Description of the Nature of Improvements:

The tax abatement agreement includes improvements to an approximately 1,148,942 square feet building to be used for cooling equipment manufacturing and related improvements.

4. Estimated Cost of Improvements:

The estimated costs of the improvements are: (i) \$34,000,000 in real property improvements; and (ii) \$45,500,000 in new business personal property.

5. Contingencies:

Commissioners Court approval of the tax abatement or any other economic incentives are contingent upon the approval of State of Texas Economic Incentives, just as the State of Texas Economic Incentives are contingent upon final approval of local incentives. Any decision by the applicant to locate its operations in the City of Fort Worth, Denton County, Texas, and qualify for the abatement is contingent upon the approval of applicable State of Texas economic incentives and the applicant’s final site selection, and nothing in this notice shall be construed as indicating that the applicant has finalized its site selection or committed to locating in the City of Fort Worth, Denton County, Texas, at this time.

This public notice is being posted at least 30 days before the scheduled time of the meeting. The Abatement Agreement will appear on the Agenda for the Denton County Commissioners Court meeting scheduled for February 24, 2026.

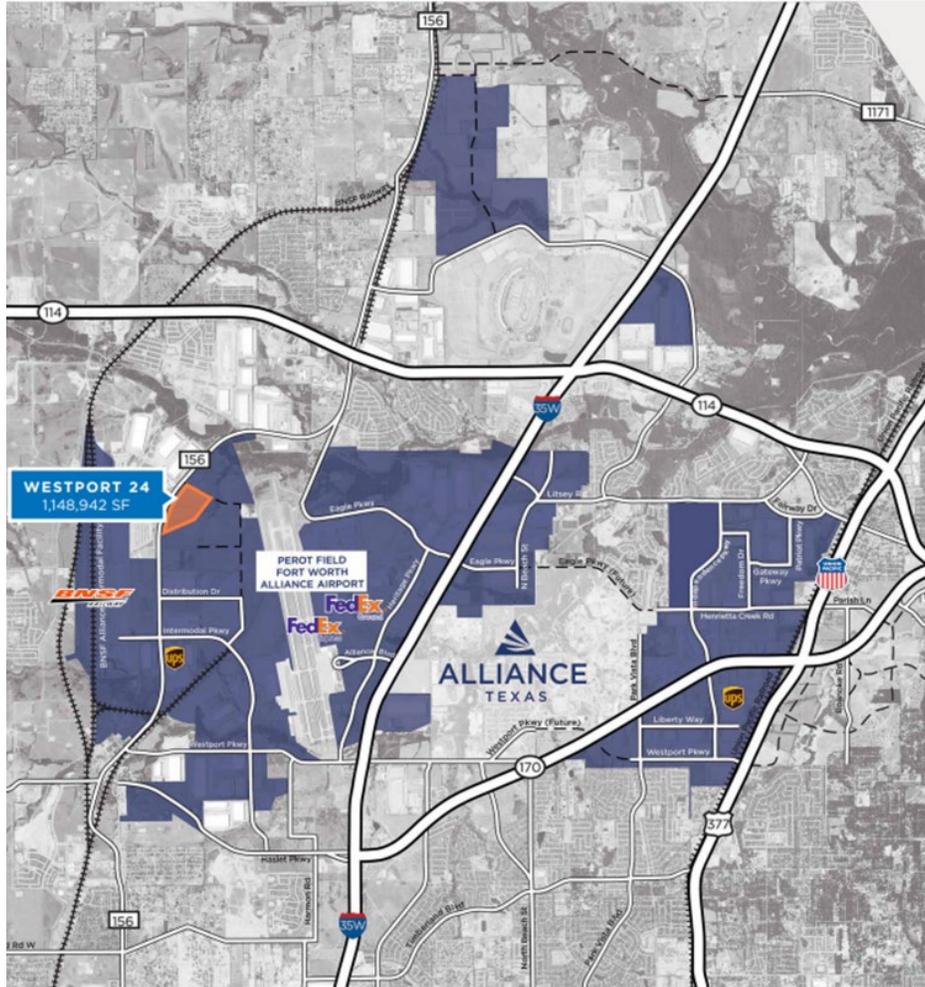
Any questions related to this posting should be directed to Economic Development, (940) 349-3012

ADA Compliance Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids of services such as interpreters for persons who are deaf or hearing impaired, readers, or large print are requested to contact the Aide to Commissioners Court at 940-349-2830 two (2) workdays prior to the meeting so that appropriate arrangements can be made. Commissioners Court Agendas are on the Internet: <https://www.dentoncounty.com>

BRAILLE IS NOT AVAILABLE

**EXHIBIT A
DEPICTION OF TARZ 115**



DESCRIPTION OF THE LAND

BEING A TRACT OF LAND SITUATED IN THE G. OVERTON SURVEY, ABSTRACT NUMBER 972, THE A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1553 AND THE L.A. BUTLER SURVEY, ABSTRACT NUMBER 64, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN INSTRUMENT NUMBER 2019-99456, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST LINE OF SAID REMAINDER, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WESTPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 2023-112, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, RECORDED IN SPECIAL WARRANTY DEED TO THE CITY OF FORT WORTH, INSTRUMENT NUMBER 2017-110923, SAID REAL PROPERTY RECORDS, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE WEST LINE OF SAID REMAINDER AND THE EAST RIGHT-OF-WAY LINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 774.42 FEET, THROUGH A CENTRAL ANGLE OF 09°53'46", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 16°30'28"E, 773.45 FEET, TO A 5/8 IN IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID REMAINDER, BEING THE EAST RIGHT-OF-WAYLINE OF SAID BLUE MOUND ROAD, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 1570.85 FEET, THROUGH A CENTRAL ANGLE OF 20°04'25", HAVING A RADIUS OF 4483.66 FEET, THE LONG CHORD WHICH BEARS N 31°29'33"E, 1562.83 FEET, FROM WHICH A TXDOT MONUMENT FOUND, BEARS N 02°09'10"W, 0.12 FEET;

THENCE N 41°31'45"E, CONTINUING WITH SAID WEST LINE, BEING THE EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD, IN ALL 874.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE WEST LINE OF SAID REMAINDER TRACT, FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND, BEARS N 41°31'45"E, 1411.99 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OVER AND ACROSS SAID AIL INVESTMENT REMAINDER TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 48°27'55"E, 1428.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 04°15'07"W, 166.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 41°32'05"W, 1116.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 51°47'23"W, 188.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 71°07'47"W, 134.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 78°09'48"W, 1016.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 48°27'55"W, 425.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 68°32'07"W, 132.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,150,697 SQUARE FEET OR 72.330 ACRES OF LAND MORE OR LESS.